

# SITE AERIAL





# CS VERSUS CS-1 ZONING

- Both CS and CS-1 zoning allow restaurant use that serves alcohol.
- Under CS zoning 51% of the restaurant's gross income must be derived from the sale of food and 49% from alcohol.
- Under CS zoning, alcohol can be served until midnight every day and until 1 a.m. on Sundays. A planning commission approved site plan and TABC approval are required to serve alcohol until 2 a.m.
- Under CS-1 alcohol can be served until 2 a.m. with a planning commission approved site plan and TABC approval.



# Building Use and Parking

- Restaurant & patio – 2,064 sq. ft. @ 1:100 = 20.6 spaces
- Little Woodrow's Bar & patio – 2,349 sq. ft. @ 1:100 = 23.5 spaces
- Corporate Office & Storage – 669 sq. ft. @ 1:275 = 2.4 spaces
- Subtotal = 46.5 spaces
- 80% Multiplier ( 20% urban core discount) = 37 spaces



# Zoning Conditions

1. Amplified sound will not exceed 70 decibels.
- 2. No outdoor amplified live entertainment.
- 3. No parking in City right-of-way.
- 4. Sidewalks will be provided where applicable and/or feasible.
- 5. The business owner will work with the City of Austin's Music Office throughout the operation of the business to ensure any outdoor sound is mitigated.



# EXISTING BUILDING





# LITTLE WOODROW'S

*Conceptual Rendering from Burnet Road*



**LITTLE WOODROW'S - BURNET ROAD**  
27 August 2012

**DICK CLARK ARCHITECTURE**  
(612) 472 4980 DCARCH.COM

**Little Woodrow's Zoning Conditions – C14-2012-0097 - 12/13/12**

1. Amplified sound will not exceed 70 decibels, measured at the property line of the licensed premises.
2. No outdoor amplified live entertainment.
3. No parking in the City right of way.
4. Sidewalks will be provided where applicable and/or feasible.
5. The business owner will work with the City of Austin's Music Office throughout the operation of the business to ensure any outdoor sound is mitigated and at an acceptable level.

Use Commission shall identify the adverse effect or material injury.

*Source: Section 13-1-663(a); Ord. 990225-70; Ord. 990520-70; Ord. 010607-8; Ord. 031211-11; Ord. 20070215-072.*

#### § 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (*Evaluation Of Conditional Use Site Plan*), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress and egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

(B) As a condition of approval for a conditional use site plan, a parking area for a cocktail lounge or a restaurant with a late-hours permit must be separated from a property used or zoned townhouse and condominium residence (SF-6) district or more restrictive by not less than 200 feet unless:

- (1) the lounge or restaurant is located within an enclosed shopping center; or
- (2) the Land Use Commission grants a variance from this requirement when the Land Use Commission approves the site plan.

*Source: Section 13-1-665; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11.*

#### § 25-5-147 ACTION BY THE LAND USE COMMISSION.

(A) The Land Use Commission shall act on a site plan application not later than the 14th day after it closes the public hearing.

(B) For a conditional use site plan, the Land Use Commission may:

- (1) approve the site plan as proposed by the applicant if the site plan complies with the requirements of Section 25-5-145 (*Evaluation Of Conditional Use Site Plan*);
- (2) approve the site plan pending compliance with the requirements of this title or conditions required by the Land Use Commission under Section 25-5-146 (*Conditions Of Approval*); or
- (3) deny the site plan application.

(C) The Land Use Commission shall approve a site plan for development in a Hill Country Roadway Corridor if the Land Use Commission determines that the proposed development complies with the requirements of this title.

(D) The director shall notify the applicant of the Land Use Commission's decision by mail.

*Source: Sections 13-1-663(b) and 13-1-664; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11.*